

## SUMMARY

This Environmental Assessment and Tribal Environmental Impact Report (EA/TEIR) analyzes the potential effects associated with the construction and operation of a gaming facility by the Pauma Band of Mission Indians (Tribe) in San Diego County, California. The proposed federal action consists of the approval of a management agreement by the National Indian Gaming Commission (NIGC), entered into by the Tribe and Foxwoods Management Pauma, LLC (Foxwoods), that would provide for the management of a gaming facility on Tribal trust land. This document has been prepared in conformance with specifications of the National Environmental Policy Act (NEPA) (40 CFR § 1500-1508) and the NIGC's Draft NEPA Manual. This document has also been prepared pursuant to Section 10.8 of the Tribal-State Gaming Compact executed by the State of California and the Tribe on June 24, 2004 ("Compact") and the Pauma Environmental Review Ordinance.

The Pauma Casino and Hotel (Proposed Project) is proposed to ultimately be a 69.1-acre permanent gaming and entertainment facility on Tribal trust land (Project Site) located in northern San Diego County, northeast of California State Route 76 (SR-76) about eleven miles east of Interstate 15 (I-15). The Proposed Project would replace a temporary casino located on approximately 19.8 acres.

The new casino would contain approximately 73,583 square feet of gaming area and up to 2,500 slot machines, 50 table games, and 10 poker tables. Additional area on the main floor would consist of multiple food and beverage venues, retail, cage, player rewards, public circulation, and restrooms. A 19-story hotel with 384 rooms would be constructed adjacent to the casino. Additionally, 16 villa suites would be constructed at ground level. Other facilities would include: a luxury spa, pool and gardens; 1,500-seat multi-purpose events center; conference and meeting center; approximately 120,547 square feet of administration and back-of-house area, operations, and shipping and receiving; a six-floor 1,500-space parking garage; and approximately 2,350 surface parking spaces. Up to three new water wells, an estimated 500,000-gallon water reservoir, a new storm water retention basin, and a percolation pond system would be constructed, and the existing wastewater treatment facility would be expanded.

The Proposed Project would result in potentially adverse impacts to aesthetics, air quality, biological resources, hazards and hazardous materials, noise, public services, and traffic/circulation. However, the incorporation of mitigation measures into the project design would maintain all impacts associated with these issues at levels less than significant. No significant adverse impacts would occur to agriculture, cultural resources (but mitigation is provided in the event of accidental discovery of subsurface resources), geology/soils, hydrology/water quality, land use, mineral resources, population and housing, recreation, socioeconomic conditions (environmental justice) of the Pauma Tribe, or utilities and public services. Regarding socioeconomics, the Proposed Project would contribute significant long-term benefits to the Tribe through gaming and non-gaming income and employment opportunities. The Proposed Project would also contribute to the local economy of northern San Diego County by providing new employment opportunities.

The EA also evaluates the Expanded Casino Alternative and the No Action Alternative. The Expanded Casino Alternative would be environmentally similar to the Proposed Project but would accommodate fewer guests, which would represent a comparative loss of potential economic benefit for the Tribe and would not be in the Tribe's best interest. The No Action Alternative (reviewed for purpose of NEPA compliance), while avoiding all environmental effects, would represent the loss of potential economic benefit for the Tribe and would also not be in its best interest. Other alternatives that were identified but eliminated from serious consideration included construction of the Proposed Project at other locations on the Reservation, and the construction of a reduced Project.

In addition, due to public comments on aesthetic impacts, the Tribe examined whether it could reduce the height of the hotel as a feasible alternative, and concluded that it could. Thus, the initial Proposed Project set forth in the Draft EA/TEIR was changed to reduce the height of the hotel from 23 to 19 stories. Other lower height alternatives were looked at but eliminated from further consideration because they had substantially similar aesthetic effects and added significantly to the costs of the project. Further, existing use of the Reservation for Tribal governmental offices and Tribal members' residences constrains the available footprint for the Proposed Project. No environmental justice concerns have been identified through the analysis provided in this EA/TEIR. No disproportionately high and adverse human health or environmental impacts on minority populations, low-income populations, or Indian tribes are likely to result from the proposed action or from any of the alternatives.